

MEDICI ARCHITECTS

ARCHITECTURE | PROGRAMMING |  
ACCESSIBLE DESIGN | INTERIOR DESIGN  
www.mediciarchitects.com

11711 SE 8TH STREET, SUITE 100  
BELLEVUE, WA 98005  
TEL: (425) 453-9298

REGISTRATION:

NOT FOR CONSTRUCTION  
PRELIMINARY DRAWING

INTAKE: DATE:

REVISIONS: DATE:

1.  
2.  
3.  
4.  
5.

PROJECT / CLIENT:

**FORTIN RESIDENCE**  
DAVE & LAUREL FORTIN  
2004 W LAKE SAMMAMISH PKWYSE  
BELLEVUE, WA 98008

JOB ADDRESS:

2004 W LAKE SAMMAMISH PKWY SE  
BELLEVUE, WA 98008  
**PARCEL # 925390-0430**

DRAWING NAME:

SITE PLAN B

Drawn By: JRG  
Checked By: ST  
Owner Approval:

PHASE:

LAND USE VARIANCE

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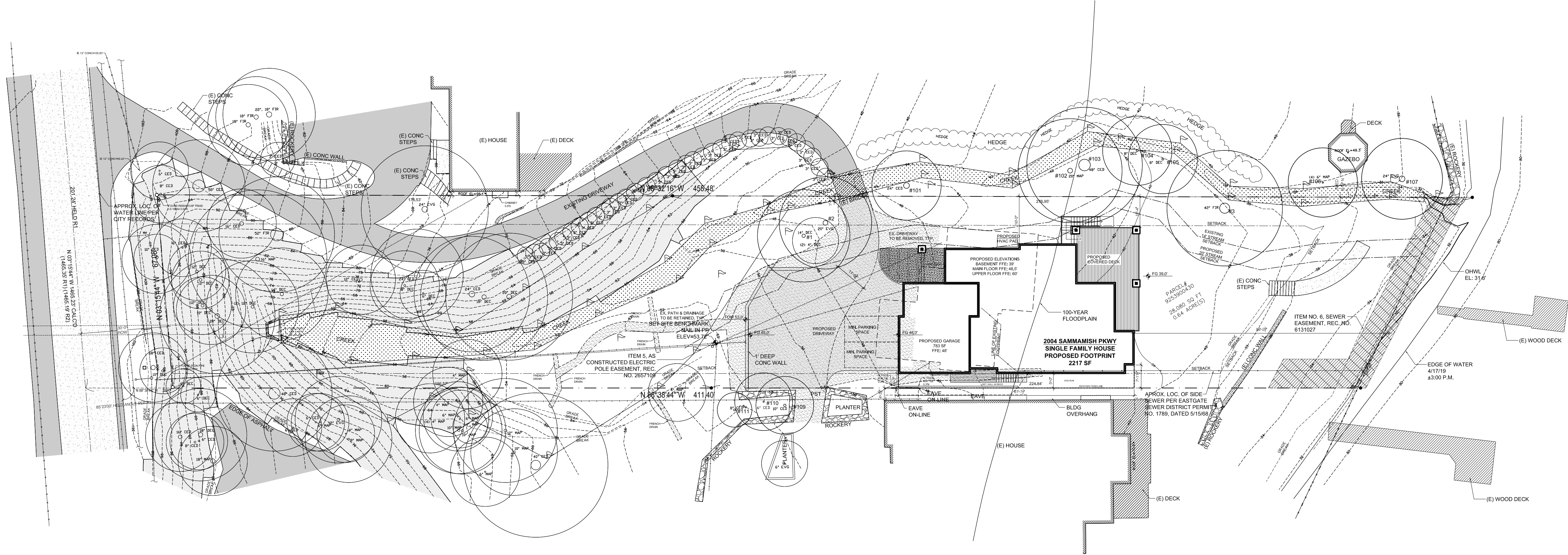
APPROVED FOR CONSTRUCTION:

PROJECT No.: 2019 097

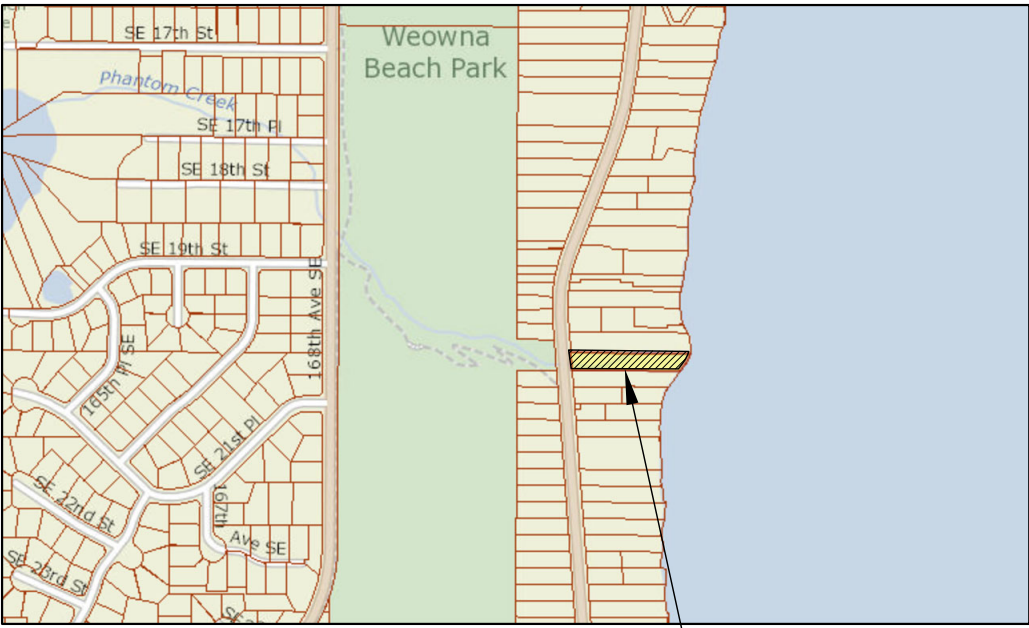
DATE: 09-02-20

PLOT SCALE: 1:1

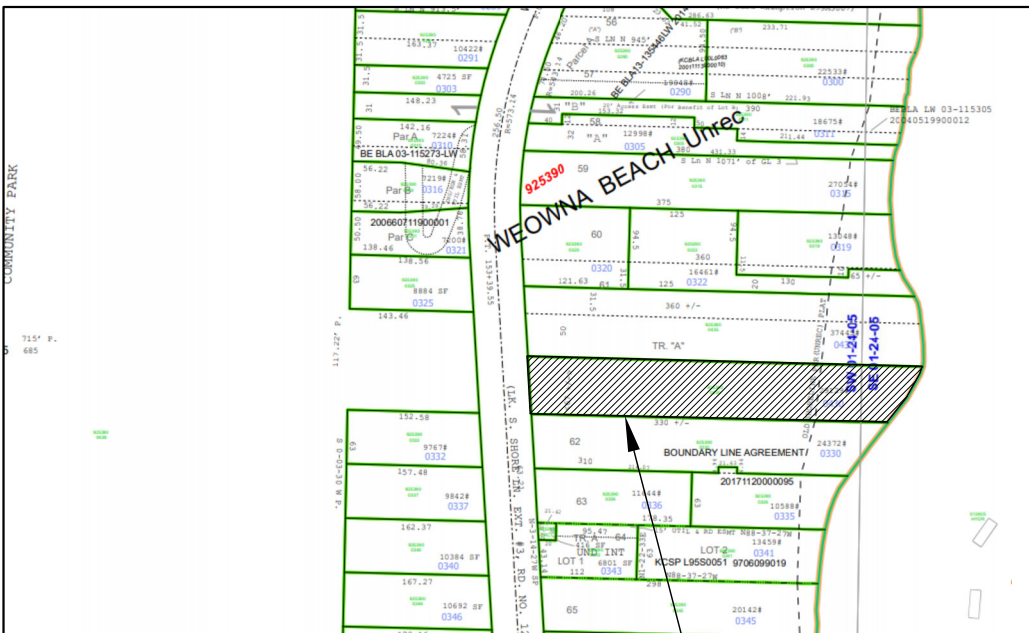
A0.1



SITE PLAN  
SCALE: 1" = 20'



VICINITY MAP  
NTS



QT. SECT. MAP  
NTS

SITE PLAN NOTES

- ALL PROPOSED UTILITIES TO TIE INTO EXISTING UTILITIES SHOWN ON PLAN.
- FOR PROPOSED LANDSCAPING & CONSTRUCTION MEASURES, REFER TO MITIGATION PLAN.

TREE PROTECTION GUIDELINES

All remaining trees are to have a tree protection zone (TPZ) established before commencement of any construction or delivery activities. The following guidelines are to be observed and practiced during all construction activities.

- Access is to be restricted into TPZ's with readily visible temporary tree fencing along the LOD which completely surrounds the protected areas of retained trees. Fences shall be constructed of chain link and be at least 4 ft tall, constructed using pier block, and major roots should be avoided while staking.
- Highly visible signs spaced no further than 15 feet shall be placed along sides of the TPZ fencing.
- Construction materials or supplies, soil, debris, vehicles, and equipment are not to be parked or stored within TPZ.
- TPZ fences must be inspected prior to the beginning of any construction activities.
- Assess crew and contractor penalties, if necessary, to keep the TPZ's intact.
- Check the integrity of TPZ fences weekly, and repair or replace as needed.
- Wood chips should be used if possible to spread above root zones within the TPZ's to a depth of 6-8 inches for temporary protection.
- Cement trucks must not deposit waste or rinse out trucks in the TPZ.
- Avoid grade changes or trenching within or near the TPZ. If it is unavoidable, then follow the guidelines below.
- TPZ's may only be moved or accessed with permission from City Officials, and any work done within TPZ's must be done with a certified arborist present.
- If roots need to be pruned, they should be cut with pruning saws, made flush with the side of the trench.
- Trees should be watered twice a week if construction is to take place during hot summer months.

If excavation occurs within the driplines of trees scheduled for retention, the following procedures must be followed to protect them:

- The contractor shall verify the vertical and horizontal location of existing utilities to avoid conflicts and maintain minimum clearances; adjustment shall be made to the grade of the new utility as required.
- The inner root zone shall not be disturbed or cut (inner root zone = half the drip line radius).
- ISA Certified arborist must work with equipment operators during trenching/ excavation. The Arborist should have a shovel, hand pruners, loppers, handsaw, and a sawsall.
- If roots one inch or larger are damaged by equipment, the Arborist shall stop the equipment and have the dirt excavated by hand until the root can be cleanly cut. A clean straight cut shall be made to remove the damaged portion of root, and if possible the roots should be covered in moist burlap until recovered with dirt the same day.
- Boring or tunneling under roots of existing trees is a viable alternative to trenching through roots. It shall be performed under the supervision of an ISA Certified Arborist, and no roots 1 inch in diameter or larger shall be cut.
- The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Planning Official's authorization based on recommendations from a qualified professional. The Planning Official may allow coverage of up to one half of the area of the tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival.

LOT COVERAGE CALCULATION

LOT SIZE: 29,129 SF  
CRITICAL AREAS: 27,349 SF  
REDUCED LOT SIZE: 1,374 SF

LOT COVERAGE % ZONE R3.5 35%: 480.9 SF  
PROPOSED HOUSE FOOTPRINT: 3000 SF  
PROPOSED EXTERIOR DECK & STAIRS: 650 SF  
PROPOSED RETAINING WALLS: 87 SF  
TOTAL SF: 3737 SF (272%)

VARIANCE REQUEST: EXCEED LOT COVERAGE OF 35% PER LUC 20.20.010 BY MEETING REQUIREMENTS ON LUC 20.30.G.

IMPERVIOUS SURFACE % ZONE R3.5 45%: 13,108.1 SF  
EXISTING DRIVEWAY: 1308 SF  
EXISTING CONC STAIRS: 194 SF  
EXISTING PATH: 236 SF  
EXISTING CONC WALL: 48 SF  
PROPOSED HOUSE FOOTPRINT: 3000 SF  
PROPOSED EXTERIOR DECK & STAIRS: 743 SF  
PROPOSED DRIVEWAY: 2258 SF  
PROPOSED FRONT WALK: 237 SF  
PROPOSED HVAC PAD: 21 SF  
PROPOSED RETAINING WALLS: 87 SF  
TOTAL SF: 8132 SF (28%)

EXISTING TREE CLASSIFICATIONS			
Tag #	Species		DBH
1	Magnolia	TO SAVE	15
2	Norway Spruce	TO SAVE	21
3	Douglas Fir	TO SAVE	37
	Total:		73
NEIGHBORING/OFF-SITE TREES			
101	Western Red Cedar	PROTECT	24
102	Btgleaf maple	PROTECT	19
103	Western Red Cedar	PROTECT	46
104	Oregon Ash	PROTECT	8
105	Oregon Ash	PROTECT	10
106	Japenese Maple	PROTECT	13
107	White Spruce	PROTECT	28
108	Western Red Cedar	PROTECT	12
109	Western Red Cedar	PROTECT	10
110	Western Red Cedar	PROTECT	8
111	Western Red Cedar	PROTECT	9

SYMBOL LEGEND:

--- CENTER LINE  
--- SS --- SANITARY SEWER  
--- G --- GAS SERVICE  
--- S --- STORM DRAINAGE  
--- U --- UNDERGROUND POWER  
--- W --- WATER SERVICE  
--- LINE OF ROOF ABOVE  
--- BUILDING FOOTPRINT  
--- PROPERTY LINE  
--- SETBACK LINE  
--- EXISTING CONTOUR  
--- PROPOSED CONTOUR  
--- EASEMENT LINE  
--- FENCE  
--- RETAINING WALL  
--- BM --- BENCH MARK  
--- SSMH --- SANITARY SEWER MANHOLE  
S 88° 52' 32" E 296.84' BEARING

FG 386.0' FINISHED GRADE  
EG 386.0' EXISTING GRADE  
TOW 386.0' TOP OF WALL  
BOW 386.0' BOTTOM OF WALL  
TREE  
TREE TO BE REMOVED  
POWER POLE WITH LIGHT  
CONCRETE  
STEEP SLOPE CRITICAL AREA  
CREEK/WETLAND DELINEATION